

An outline map of the state of Georgia, showing its irregular borders. The map is centered on the page, and the text "Atlanta Housing Authority" is superimposed over it.

Atlanta Housing Authority

**A. H. A.
PRESIDENT & CEO**

**CFO/
Financial
Operations**

**Housing
Choice
Vouchers**

**Real Estate
Development and
Acquisition**

**Human
Resources**

**Real
Estate
Operations**

Mission Statement

**To provide quality affordable housing for the betterment of our
community.**

The Housing Authority of the City of Atlanta

2007 - 2015 Public Improvements Summary

April 9, 2007



Prepared for the City of Atlanta
Department of Planning



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

PROPOSED 2010 - 2015 REVITALIZATION INITIATIVES

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	NO OF UNITS	TOTAL ACERS	TOTAL COST ¹	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
Thomasville Heights	350	36	\$14,500,000			\$0	\$14,500,000
Englewood Manor	320	22	\$9,400,000			\$0	\$9,400,000
Hollywood Court	202	20	\$8,200,000			\$0	\$8,200,000
Herndon Homes	273	19	\$8,300,000			\$0	\$8,300,000
Jonesboro South	150	15	\$5,200,000			\$0	\$5,200,000
Leila Valley	124	14	\$5,180,000			\$0	\$5,180,000
Jonesboro North	100	9	\$2,820,000			\$0	\$2,820,000
Roosevelt House	257	2	\$2,500,000			\$0	\$2,500,000
Palmer Homes	250	1	\$2,500,000			\$0	\$2,500,000
Hightower Manor	130	5	\$2,700,000			\$0	\$2,700,000
Peachtree High rise	197	3	\$2,700,000			\$0	\$2,700,000
Barge Road	130	3	\$2,180,000			\$0	\$2,180,000
Marietta Road	130	3	\$2,180,000			\$0	\$2,180,000
Marian Road	240	2	\$2,710,000			\$0	\$2,710,000
Piedmont Road	209	2	\$2,500,000			\$0	\$2,500,000
Cheshire Bridge	162	2	\$2,080,000			\$0	\$2,080,000
East Lake High rise	150	2	\$2,080,000			\$0	\$2,080,000
Juniper & Tenth	150	1	\$1,760,000			\$0	\$1,760,000
U-Rescue Villa/Cosby Spears	352	7	\$5,090,000			\$0	\$5,090,000
Martin Street Plaza/Georgia Avenue	141	8	\$3,960,000			\$0	\$3,960,000
Westminster	32	1	\$620,000			\$0	\$620,000
TOTAL NEED BY PHASE	2023	39	\$89,160,000	\$0	\$0	\$0	\$89,160,000
Water Sewer Bonds			\$31,700,000			\$0	\$31,700,000
Quality of Life			\$1,520,000			\$0	\$1,520,000
General Fund/Opportunity Bonds			\$44,700,000			\$0	\$44,700,000
Tax Allocation District (Various)			\$9,500,000			\$0	\$9,500,000
LCI/TIP			\$1,740,000			\$0	\$1,740,000
TOTAL NEED BY FUNDING SOURCE			\$89,160,000	\$0	\$0	\$0	\$89,160,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds					\$20,700,000	\$11,000,000	\$31,700,000
Quality of Life					\$940,000	\$580,000	\$1,520,000
General Fund/Opportunity Bonds					\$29,700,000	\$15,000,000	\$44,700,000
Tax Allocation District (Various)					\$6,000,000	\$3,500,000	\$9,500,000
LCI/TIP					\$1,140,000	\$600,000	\$1,740,000
TOTAL FUNDING NEED	\$0	\$0	\$0	\$0	\$58,480,000	\$30,680,000	\$89,160,000

¹ Budget is based on historical costs, total number of units, total acreage and a 3% annual cost increase factor



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

PROPOSED 2009 REVITALIZATION INITIATIVES

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	NO OF UNITS	TOTAL ACERS	TOTAL COST ¹	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
Bankhead Courts	392	45	\$16,600,000			\$0	\$16,600,000
Bowen Homes	650	54	\$20,800,000			\$0	\$20,800,000
TOTAL NEED BY PHASE	1042	99	\$37,400,000	\$0	\$0	\$0	\$37,400,000
Water Sewer Bonds			\$13,000,000			\$0	\$13,000,000
Quality of Life			\$700,000			\$0	\$700,000
General Fund/Opportunity Bonds			\$7,000,000			\$0	\$7,000,000
Tax Allocation District (Hollowell-MLK)			\$16,000,000			\$0	\$16,000,000
LCI/TIP			\$700,000			\$0	\$700,000
TOTAL NEED BY FUNDING SOURCE			\$37,400,000	\$0	\$0	\$0	\$37,400,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds				\$13,000,000			\$13,000,000
Quality of Life					\$700,000		\$700,000
General Fund/Opportunity Bonds				\$7,000,000			\$7,000,000
Tax Allocation District (Hollowell-MLK)					\$16,000,000		\$16,000,000
LCI/TIP				\$700,000			\$700,000
TOTAL FUNDING NEED	\$0	\$0	\$0	\$20,700,000	\$16,700,000	\$0	\$37,400,000

¹ Budget is based on historical costs, total number of units, total acreage and a 3% annual cost increase factor



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

REVITALIZATION OF UNIVERSITY HOMES

PROPERTY DATA

Status: Master planning
Construction Start: TBD
Construction Finish: TBD
Total Acres: 19
Development Partner Entity: Joint venture of Trammell Crow Residential, Integral Properties and Urban Realty Partners

DEVELOPMENT PROGRAM

Multi-Family Rental		For-Sale Homes	
Public Housing	TBD	Affordable	TBD
LIHTC	TBD	Market Rate	TBD
Project Based	TBD	Total For-Sale	TBD
Market Rate	TBD		
Total Rental	TBD	Total Units	TBD

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	TOTAL COST ¹	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
Multi-Family Rental Phases	\$7,400,000			\$0	\$7,400,000
For-Sale Phases	\$2,000,000			\$0	\$2,000,000
TOTAL NEED BY PHASE	\$9,400,000	\$0	\$0	\$0	\$9,400,000
Water Sewer Bonds	\$3,000,000			\$0	\$3,000,000
Quality of Life				\$0	\$0
General Fund/Opportunity Bonds	\$6,400,000			\$0	\$6,400,000
Tax Allocation District				\$0	\$0
LCI/TIP				\$0	\$0
TOTAL NEED BY FUNDING SOURCE	\$9,400,000	\$0	\$0	\$0	\$9,400,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds		\$3,000,000					\$3,000,000
Quality of Life				\$0			\$0
General Fund/Opportunity Bonds			\$6,400,000				\$6,400,000
Tax Allocation District							\$0
LCI/TIP				\$0			\$0
TOTAL FUNDING NEED	\$0	\$3,000,000	\$6,400,000	\$0	\$0	\$0	\$9,400,000

¹ Budget is based on historical costs, total number of units, total acreage and a 3% annual cost increase factor



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

REVITALIZATION OF PERRY HOMES

PROPERTY DATA

Status: Multi-family phases 1-3 are complete. Phase 4 is under construction.

Fifty single family homes are complete.

Construction Start: 11/2002

Construction Finish: 12/2008

Total Acers: 152

Development Partner Entity: Joint venture between Columbia Residential, Brock Built, LLC and Perry Golf Development, LLC

DEVELOPMENT PROGRAM

Multi-Family Rental		For-Sale Homes	
Public Housing	228	Affordable	365
LIHTC	89	Market Rate	548
Project Based	132	Total For-Sale	913
Market Rate	251		
Total Rental	700	Total Units	1613

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	TOTAL COST	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
PHASE I	\$6,900,000	\$4,100,000		\$4,100,000	\$2,800,000
PHASE II	\$6,600,000			\$0	\$6,600,000
PHASE III	\$12,700,000			\$0	\$12,700,000
PHASE IV	\$11,200,000			\$0	\$11,200,000
PHASE V	\$11,300,000			\$0	\$11,300,000
Methane Collection System Expansion	\$2,500,000			\$0	\$2,500,000
GA Power Transmission Line Relocation	\$8,400,000			\$0	\$8,400,000
AGL Natural Line Relocation	\$1,500,000			\$0	\$1,500,000
Rock Blasting and Removal at GPC right-of-way	\$2,000,000			\$0	\$2,000,000
Perry Boulevard Improvements	\$1,000,000			\$0	\$1,000,000
TOTAL NEED BY PHASE	\$64,100,000	\$4,100,000	\$0	\$4,100,000	\$60,000,000
Water Sewer Bonds	\$3,900,000	\$3,900,000		\$3,900,000	\$0
Quality of Life	\$200,000	\$200,000		\$200,000	\$0
General Fund/Opportunity Bonds				\$0	\$0
Tax Allocation District (Perry Bolton)	\$60,000,000			\$0	\$60,000,000
LCI/TIP				\$0	\$0
TOTAL NEED BY FUNDING SOURCE	\$64,100,000	\$4,100,000	\$0	\$4,100,000	\$60,000,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds							\$0
Quality of Life							\$0
General Fund/Opportunity Bonds							\$0
Tax Allocation District (Perry Bolton)	\$60,000,000						\$60,000,000
LCI/TIP							\$0
TOTAL FUNDING NEED	\$60,000,000	\$0	\$0	\$0	\$0	\$0	\$60,000,000



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

REVITALIZATION OF MCDANIEL GLEN HOMES

PROPERTY DATA

Status: Main campus demolition completed in 2006. Onsite phase 1 multi-family rental and senior development under construction

Construction Start: 3/2006

Construction Finish: 3/2009

Total Acres: 41

Development Partner Entity: Joint venture of RHA, Columbia Residential, Hedgewood Properties and SUMMECH

DEVELOPMENT PROGRAM

Multi-Family Rental		For-Sale Homes	
Public Housing	247	Affordable	67
LIHTC	47	Market Rate	230
Project Based	178	Total For-Sale	297
Market Rate	185		
Total Rental	657	Total Units	954

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	TOTAL COST	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
PHASE IA (Main Campus Phase 2 & 3)	\$9,500,000			\$0	\$9,500,000
PHASE IB (Streets/Landscaping/Sidewalk for Main Campus)	\$7,900,000			\$0	\$7,900,000
PHASE II (Offsite Homeownership)	\$10,000,000			\$0	\$10,000,000
TOTAL NEED BY PHASE	\$27,400,000	\$0	\$0	\$0	\$27,400,000
Water Sewer Bonds	\$15,200,000			\$0	\$15,200,000
Quality of Life				\$0	\$0
General Fund/Opportunity Bonds	\$6,700,000			\$0	\$6,700,000
Tax Allocation District (BeltLine and Stadium)	\$5,500,000			\$0	\$5,500,000
LCI/TIP				\$0	\$0
TOTAL NEED BY FUNDING SOURCE	\$27,400,000	\$0	\$0	\$0	\$27,400,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds	\$11,200,000	\$4,000,000					\$15,200,000
Quality of Life							\$0
General Fund/Opportunity Bonds	\$6,700,000						\$6,700,000
Tax Allocation District (BeltLine and Stadium)	\$1,100,000	\$4,400,000					\$5,500,000
LCI/TIP							\$0
TOTAL FUNDING NEED	\$19,000,000	\$8,400,000	\$0	\$0	\$0	\$0	\$27,400,000

¹ Budget is based on historical costs, total number of units, total acreage and a 3% annual cost increase factor



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

REVITALIZATION OF GRADY HOMES

PROPERTY DATA

Status: Demolition completed in 2006. Construction of Senior development scheduled to begin August 2007
Construction Start: 8/2007
Construction Finish: 6/2010
Total Acres: 27
Development Partner Entity: Joint venture of Trammell Crow Residential, Integral Properties and Urban Realty Partners

DEVELOPMENT PROGRAM

Multi-Family Rental		For-Sale Homes	
Public Housing	141	Affordable	35
LIHTC	77	Market Rate	34
Project Based	61	Total For-Sale	69
Market Rate	145		
Total Rental	424	Total Units	493

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	TOTAL BUDGET	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
PHASE I (Tanner & Hilliard)	\$6,300,000	\$150,000	\$5,800,000	\$5,950,000	\$350,000
PHASE II (Bell, Decatur & New Street)	\$4,400,000			\$0	\$4,400,000
TOTAL NEED BY PHASE	\$10,700,000	\$150,000	\$5,800,000	\$5,950,000	\$4,750,000
Water Sewer Bonds	\$5,800,000		\$5,800,000	\$5,800,000	\$0
Quality of Life	\$150,000	\$150,000		\$150,000	\$0
General Fund/Opportunity Bonds				\$0	\$0
Tax Allocation District (East Side)	\$4,750,000			\$0	\$4,750,000
LCI/TIP				\$0	\$0
TOTAL NEED BY FUNDING SOURCE	\$10,700,000	\$150,000	\$5,800,000	\$5,950,000	\$4,750,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds							\$0
Quality of Life							\$0
General Fund/Opportunity Bonds							\$0
Tax Allocation District (East Side)	\$1,800,000	\$2,950,000					\$4,750,000
LCI/TIP							\$0
TOTAL FUNDING NEED	\$1,800,000	\$2,950,000	\$0	\$0	\$0	\$0	\$4,750,000



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

REVITALIZATION OF CAPITOL HOMES

PROPERTY DATA

Status: First phase of multi-family rental leasing ongoing. Second phase of multi-family rental construction started November 2006
Construction Start: 10/2003
Construction Finish: 10/2010
Total Acres: 34.2
Development Partner Entity: Joint venture of Trammell Crow Residential, Integral Properties and Urban Realty Partners

DEVELOPMENT PROGRAM

Multi-Family Rental		For-Sale Homes	
Public Housing	138	Affordable	141
LIHTC	98	Market Rate	229
Project Based	112	Total For-Sale	370
Market Rate	195		
Total Rental	543	Total Units	913

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	TOTAL BUDGET	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
PHASE I (Blocks A, B, C, and partial D)	\$6,300,000	\$6,300,000		\$6,300,000	\$0
PHASE II (Blocks F and partial D & G) incl'd Combined Sewer Relocation	\$4,600,000	\$4,600,000		\$4,600,000	\$0
PHASE III (Blocks G) Above Ground Water Feature	\$1,700,000	\$450,000		\$450,000	\$1,250,000
PHASE IV (Blocks E, H & I)	\$3,500,000	\$1,300,000	\$300,000	\$1,600,000	\$1,900,000
PHASE V (Memorial Drive Between Capital Ave and Connally Street)	\$6,250,000		\$1,700,000	\$1,700,000	\$4,550,000
TOTAL NEED BY PHASE	\$22,350,000	\$12,650,000	\$2,000,000	\$14,650,000	\$7,700,000
Water Sewer Bonds	\$12,400,000	\$6,900,000		\$6,900,000	\$5,500,000
Quality of Life	\$2,650,000	\$450,000		\$450,000	\$2,200,000
General Fund/Opportunity Bonds	\$0			\$0	\$0
Tax Allocation District (East Side) *	\$5,300,000	\$5,300,000		\$5,300,000	\$0
LCI/TIP	\$2,000,000		\$2,000,000	\$2,000,000	\$0
TOTAL NEED BY FUNDING SOURCE	\$22,350,000	\$12,650,000	\$2,000,000	\$14,650,000	\$7,700,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds	\$5,500,000						\$5,500,000
Quality of Life	\$825,000	\$1,375,000					\$2,200,000
General Fund/Opportunity Bonds							\$0
Tax Allocation District (East Side)							\$0
LCI/TIP							\$0
TOTAL FUNDING NEED	\$6,325,000	\$1,375,000	\$0	\$0	\$0	\$0	\$7,700,000

* Excess funding is reserved for future public improvement development along the North side of Memorial Drive. Work scope to be finalized as part of the State Archives Building land swap



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

REVITALIZATION OF HARRIS HOMES

PROPERTY DATA

Status: Multi-family phases 1 and 2 are complete. Phase 3 is in pre-development and phase 4 is being master planned

Construction Start: 6/2003

Construction Finish: 12/2011

Total Acres: 36

Development Partner Entity: Joint venture of Integral Properties and Real Estate Strategies

DEVELOPMENT PROGRAM

Multi-Family Rental		For-Sale Homes	
Public Housing	241	Affordable	102
LIHTC	72	Market Rate	287
Project Based	166	Total For-Sale	389
Market Rate	193		
Total Rental	672	Total Units	1061

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	TOTAL COST	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
PHASE I (Sells, Legacy, Founders, Peeples & Cunningham)	\$5,800,000	\$5,800,000		\$5,800,000	\$0
PHASE IIA (Sells, Abbott, Baldwin, Westview, Lawton, Frank & Lowery)	\$13,260,000	\$220,000	\$7,500,000	\$7,720,000	\$5,540,000
PHASE IIB (Water Feature)	\$6,200,000	\$4,200,000		\$4,200,000	\$2,000,000
TOTAL NEED BY PHASE	\$25,260,000	\$10,220,000	\$7,500,000	\$17,720,000	\$7,540,000
Water Sewer Bonds	\$15,600,000	\$9,500,000		\$9,500,000	\$6,100,000
Quality of Life	\$1,390,000	\$720,000		\$720,000	\$670,000
General Fund/Opportunity Bonds	\$8,270,000		\$7,500,000	\$7,500,000	\$770,000
Tax Allocation District (East Side) *	\$0			\$0	\$0
LCI/TIP	\$0			\$0	\$0
TOTAL NEED BY FUNDING SOURCE	\$25,260,000	\$10,220,000	\$7,500,000	\$17,720,000	\$7,540,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Water Sewer Bonds	\$6,100,000						\$6,100,000
Quality of Life	\$670,000						\$670,000
General Fund/Opportunity Bonds	\$770,000						\$770,000
Tax Allocation District (East Side)							\$0
LCI/TIP							\$0
TOTAL FUNDING NEED	\$7,540,000	\$0	\$0	\$0	\$0	\$0	\$7,540,000

* Budget is based on historical costs, total number of units, total acreage and a 3% annual cost increase factor



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

REVITALIZATION INITIATIVES SUMMARY

PUBLIC IMPROVEMENT COSTS

DESCRIPTION	TOTAL COST	FUNDING RECEIVED	FUNDING APPROVED	TOTAL AVAILABLE	REQUIRED FUNDING
Revitalization of Harris Homes	\$25,260,000	\$10,220,000	\$7,500,000	\$17,720,000	\$7,540,000
Revitalization of Capitol Homes	\$22,350,000	\$12,650,000	\$2,000,000	\$14,650,000	\$7,700,000
Revitalization of Grady Homes	\$10,700,000	\$150,000	\$5,800,000	\$5,950,000	\$4,750,000
Revitalization of Perry Homes	\$64,100,000	\$4,100,000	\$0	\$4,100,000	\$60,000,000
Revitalization of McDaniel Homes	\$27,400,000	\$0	\$0	\$0	\$27,400,000
Revitalization of University Homes	\$9,400,000	\$0	\$0	\$0	\$9,400,000
Proposed 2009 Revitalization Initiatives	\$37,400,000	\$0	\$0	\$0	\$37,400,000
Proposed 2010 - 2015 Revitalization Initiatives	\$89,160,000	\$0	\$0	\$0	\$89,160,000
PUBLIC IMPROVEMENTS SUMMARY	\$285,770,000	\$27,120,000	\$15,300,000	\$42,420,000	\$243,350,000
Water Sewer Bonds	\$100,600,000	\$20,300,000	\$5,800,000	\$26,100,000	\$74,500,000
Quality of Life	\$6,610,000	\$1,520,000	\$0	\$1,520,000	\$5,090,000
General Fund/Opportunity Bonds	\$73,070,000	\$0	\$7,500,000	\$7,500,000	\$65,570,000
Tax Allocation District	\$101,050,000	\$5,300,000	\$0	\$5,300,000	\$95,750,000
LCI/TIP	\$4,440,000	\$0	\$2,000,000	\$2,000,000	\$2,440,000
PUBLIC IMPROVEMENTS SUMMARY BY FUNDING SOURCE	\$285,770,000	\$27,120,000	\$15,300,000	\$42,420,000	\$243,350,000

TIMING OF FUNDING NEEDS

DESCRIPTION	2007	2008	2009	2010	2011	2012 - 2015	TOTAL
Revitalization of Harris Homes	\$7,540,000	\$0	\$0	\$0	\$0	\$0	\$7,540,000
Revitalization of Capitol Homes	\$6,325,000	\$1,375,000	\$0	\$0	\$0	\$0	\$7,700,000
Revitalization of Grady Homes	\$1,800,000	\$2,950,000	\$0	\$0	\$0	\$0	\$4,750,000
Revitalization of Perry Homes	\$60,000,000	\$0	\$0	\$0	\$0	\$0	\$60,000,000
Revitalization of McDaniel Homes	\$19,000,000	\$8,400,000	\$0	\$0	\$0	\$0	\$27,400,000
Revitalization of University Homes	\$0	\$3,000,000	\$6,400,000	\$0	\$0	\$0	\$9,400,000
Proposed 2009 Revitalization Initiatives	\$0	\$0	\$0	\$20,700,000	\$16,700,000	\$0	\$37,400,000
Proposed 2010 - 2015 Revitalization Initiatives	\$0	\$0	\$0	\$0	\$58,480,000	\$30,680,000	\$89,160,000
PUBLIC IMPROVEMENTS SUMMARY	\$94,665,000	\$15,725,000	\$6,400,000	\$20,700,000	\$75,180,000	\$30,680,000	\$243,350,000
Water Sewer Bonds	\$22,800,000	\$7,000,000	\$0	\$13,000,000	\$20,700,000	\$11,000,000	\$74,500,000
Quality of Life	\$1,495,000	\$1,375,000	\$0	\$0	\$1,640,000	\$580,000	\$5,090,000
General Fund/Opportunity Bonds	\$7,470,000	\$0	\$6,400,000	\$7,000,000	\$29,700,000	\$15,000,000	\$65,570,000
Tax Allocation District	\$62,900,000	\$7,350,000	\$0	\$0	\$22,000,000	\$3,500,000	\$95,750,000
LCI/TIP	\$0	\$0	\$0	\$700,000	\$1,140,000	\$600,000	\$2,440,000
PUBLIC IMPROVEMENTS SUMMARY BY FUNDING SOURCE	\$94,665,000	\$15,725,000	\$6,400,000	\$20,700,000	\$75,180,000	\$30,680,000	\$243,350,000



REAL ESTATE DEVELOPMENT AND ACQUISITIONS

PUBLIC IMPROVEMENTS COST SUMMARY

SUMMARY OF PLANNED USES BY FUNDING SOURCE

	Sanitary Sewer	Storm Sewer	Water	Streets	Sidewalk Curb/ Gutter	Streetscape/ Landscape	Street Lighting	Utility Relocation
Water Sewer Bonds	•	•	•					
Quality of Life				•	•	•		
General Fund/Opportunity Bonds				•	•	•	•	•
Tax Allocation District	•	•	•	•	•	•	•	•
LCI/TIP				•	•	•	•	

College Town at West End

387 Joseph E. Lowery Boulevard
Atlanta, GA 30310

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Phases 1 and 2 are currently under construction. Phases 3 and 4 are being master-planned.

Construction Start Date: 06/2003

Development Completion Date: 12/2007 (HOPE VI/HUD)

Development Completion Date: 12/2008 (Master Plan)

Average: 36.0

Number of Phases: 7

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	424 (44%)
LIHTC	219 (23%)
Market Rate	311 (33%)

Total Multi-Family Rental 954 (100%)

Project Based Section 8 90 (9%)

For-Sale Homes

Affordable	20 (27%)
Market Rate	54 (73%)

Total For-Sale Homes 74 (100%)

Retail: Neighborhood-serving retail on "town center" in heart of development

Amenities: "CollegeTown" for A.U. Center schools, walking distance from campus, extensive parks & green space, community center, great neighborhood schools, small Inn.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$39.3 MM
Private Debt/Equity: Housing	\$62.5 MM
Private Debt/Equity: Non Housing	\$17.5 MM
Public Improvements	\$16.6 MM
Total Master Plan Investment	\$135.9 MM

Area Investment

Other Neighborhood Investment	\$341.3 MM
Total Area Investment	\$341.3 MM

Total Economic Impact \$477.2 MM

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of Integral Properties and Real Estate Strategies

Property Manager: Integral Management Services

Major Stakeholders: City of Atlanta, Fulton County, MARTA, A.U. Center Colleges and Universities, Boys and Girls Club, 100 Black Men, West End Medical, YMCA Early Childhood Development Head Start Program

Capitol Gateway

89 Memorial Drive
Atlanta, GA 30313

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Predevelopment
Construction Start Date: 10/2003
Development Completion Date: 10/2006 (HOPE VI/HUD)
Development Completion Date: 12/2009 (Master Plan)
Acreage: 34.2
Number of Phases: 9

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	357 (31%)
LIHTC	360 (31%)
Market Rate	437 (38%)
Total Multi-Family Rental	1154 (100%)
<i>Project Based Section 8</i>	<i>218 (19%)</i>

For-Sale Homes

Affordable	40 (44%)
Market Rate	50 (56%)
Total For-Sale Homes	90 (100%)

Retail: Approximately 45,000 sqft of retail and commercial development are contemplated

Amenities: Existing and planned neighborhood amenities are vast, being within walking distance of MARTA and the shops and restaurants of the Memorial Drive Corridor, in proximity to the convenience and beauty of the Georgia State Capital. Amenities include a Town Center, Early Childhood Development Center, leasing office and swimming Pool.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$35.0 MM
Private Debt/Equity: Housing	\$106.0 MM
Private Debt/Equity: Non Housing	\$15.5 MM
Public Improvements	\$18.5 MM
Total Master Plan Investment	\$175.0 MM

Area Investment

APS Investment in New School	\$10.0 MM
75/85 Interstate Connector Cap	\$16.0 MM
Capitol Hill Redevelopment	\$116.0 MM
Memorial Drive Corridor	\$12.4 MM
MLK Village Development	\$7.3 MM
MARTA Station Development	\$145.0 MM
Total Area Investment	\$306.7 MM
Total Economic Impact	\$481.7 MM

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of Trammell Crow Residential, Integral Properties and Urban Realty Partners

Property Manager: Integral Property Management

Major Stakeholders: State of Georgia, City of Atlanta, Fulton County, GRTA, ARC, DOT, SunTrust Bank, Ebenezer Baptist Church, Ebenezer Baptist Church Foundation, Families First/Capitol Area Mosaic, Annie E. Casey, M.L. King Jr. Early Childhood Development Center, Sylvan Learning Center, Georgia State University, MARTA, Atlanta Public Schools.

West Highlands at Perry Boulevard

1810 Kerry Drive, NW
Atlanta, GA 30318

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Multifamily Phase I complete
Construction Start Date: 11/2002
Development Completion Date: 12/2006 (HOPE VI/HUD)
Development Completion Date: 12/2008 (Master Plan)
Acreage: 152.0
Number of Phases: 5

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	228 (33%)
LIHTC	167 (24%)
Market Rate	305 (44%)
Total Multi-Family Rental	700 (100%)
<i>Project Based Section 8</i>	<i>100 (14%)</i>

For-Sale Homes

Affordable	40 (40%)
Market Rate	60 (60%)
Total For-Sale Homes	100 (100%)

Retail: West Highlands includes a town center with neighborhood services, office space, and retail.

Amenities: YMCA, neighborhood school, 18 hole public golf course, club house, parks, ball fields, and nature trails.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$43.0 MM
Private Debt/Equity: Housing	\$264.8 MM
Private Debt/Equity: Non Housing	\$92.0 MM
Public Improvements	\$61.0 MM
Total Master Plan Investment	\$460.9 MM

Area Investment

TBD	\$0.0 MM
Total Area Investment	\$0.0 MM

Total Economic Impact **\$460.9 MM**

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture between Columbia Residential, Brock Built, LLC, and Perry Golf Development, LLC

Property Manager: AHP Management, Inc.

Major Stakeholders: Columbia Residential, LLC., Brock Built, LLC., Perry Golf Course Redevelopment, LLC., City of Atlanta, Fulton County, MARTA, Georgia Power, YMCA of Metropolitan Atlanta, 100 Black Men, Perry Northwest Cluster, ABLE, Atlanta Public Schools

Grady Homes

100 Bell Street
Atlanta, GA 30312

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: Relocation in progress.

Construction Start Date: 01/2007

Development Completion Date: 06/2010 (HOPE VI/HUD)

Development Completion Date: 06/2010 (Master Plan)

Average: 27.0

Number of Phases: 5

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	226 (23%)
LIHTC	410 (41%)
Market Rate	352 (36%)

Total Multi-Family Rental 988 (100%)

Project Based Section 8 410 (41%)

For-Sale Homes

Affordable	0 (0%)
Market Rate	0 (0%)

Total For-Sale Homes 0 (0%)

Retail: TBD

Amenities: TBD

FINANCING DATA

Master Plan Investment

AHA/HUD	\$32.3 MM
Private Debt/Equity: Non Housing	\$94.7 MM
Public Improvements	\$0.0 MM
Total Master Plan Investment	\$127.0 MM

Area Investment

Georgia State University	\$30.0 MM
Auburn Glenn	\$30.0 MM
King Memorial MARTA Station	\$50.0 MM
	MM
	MM
	MM
	MM
	MM
	MM

Total Area Investment \$110.0 MM

Total Economic Impact \$237.0 MM

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of TCR Georgia Building LP, Integral Properties, LLC and Urban Realty Partners

Property Manager: IMS Management Services, LLC

Major Stakeholders: City of Atlanta, Wheat Street Baptist Church and Charitable Foundation, Central Atlanta Progress, Historic District Development Corporation, MARTA, Atlanta Regional Commission, Grady Hospital and Georgia State University.

McDaniel Glenn

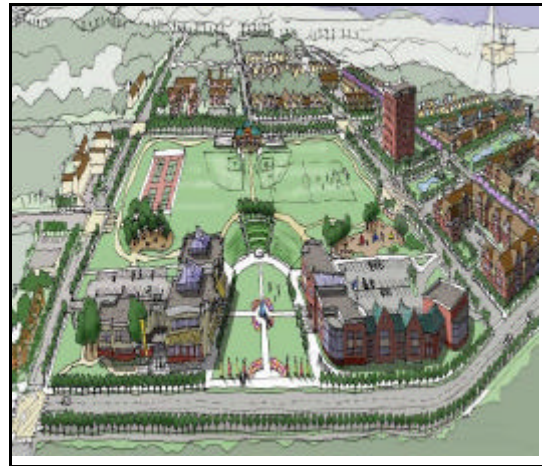
531 McDaniel Street
Atlanta, GA 30312

FACT SHEET

Last Update: 3/8/05



BEFORE REVITALIZATION



AFTER REVITALIZATION

PROPERTY DATA

Status: HOPE VI awarded in July 2004
Construction Start Date: 11/2005
Development Completion Date: 03/2009 (HOPE VI/HUD)
Development Completion Date: 03/2009 (Master Plan)
Acreage: 41.0
Number of Phases: 5

DEVELOPMENT PROGRAM (ESTIMATE)

Multi-Family Rental

Public Housing	164 (25%)
LIHTC	240 (37%)
Market Rate	250 (38%)
Total Multi-Family Rental	654 (100%)
<i>Project Based Section 8</i>	<i>154 (24%)</i>

For-Sale Homes

Affordable	67 (23%)
Market Rate	230 (77%)
Total For-Sale Homes	297 (100%)

Retail: "Urban" grocery store, other local serving retail on ground floor of midrise.

Amenities: "Central Park" – redeveloped Dunbar Center, Dunbar Elementary School & Rosa Burney Park.

FINANCING DATA

Master Plan Investment

AHA/HUD	\$20.0 MM
Private Debt/Equity: Housing	\$89.3 MM
Private Debt/Equity: Non Housing	\$13.0 MM
Public Improvements	\$19.0 MM
Total Master Plan Investment	\$141.3 MM

Area Investment

Rosa Burney Park Improvements	\$3.0 MM
Total Area Investment	\$3.0 MM

Total Economic Impact **\$144.3 MM**

PARTNERSHIPS AND STAKEHOLDERS

Development Partner Entity: Joint Venture of RHA, Columbia Residential, Hedgewood Properties, SUMMECH

Property Manager: Columbia Residential

Major Stakeholders: Enterprise Foundation, Annenberg Foundation, Annie E. Casey Foundation, Fannie Mae, Mechanicsville Civic Association, Pittsburgh Civic Association, City of Atlanta, Atlanta Public Schools